



King & Co.

24 JAGUAR DRIVE, NORTH HYKEHAM,
LINCOLN, LN6 9SE
£239,950





INFORMATION

Gas central heating

Off street parking

EPC rating - D67

Council tax band - C

Local Authority - North Kesteven District Council

No chain

Construction - Cavity wall

Broadband: Superfast available

Mobile: Mobile coverage available

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

This spacious three bedroomed detached bungalow benefits from gas fired central heating and double glazing. It is located in the popular town of North Hykeham a short distance from all the local amenities including shopping, and medical facilities. The property is offered with **NO ONWARD CHAIN**



ENTRANCE PORCH

Double glazed entrance porch

ENTRANCE HALL

with radiator and tiled floor.

LOUNGE

17' 0" x 12' 9" (5.2m x 3.9m) With windows to the front and side elevations, having a feature fireplace with inset gas fire, radiator and fitted carpet.

KITCHEN

10' 9" x 10' 2" (3.3m x 3.1m) With windows to the rear and side elevations and having a good range of fitted base and wall units, sink unit with mixer taps, Worcester central heating boiler, tiled floor and door giving access to the side.

BEDROOM 1

11' 5" x 10' 5" (3.5m x 3.2m) with a window to the front elevation, range of fitted wardrobes, radiator, and fitted carpet.

BEDROOM 2

10' 5" x 9' 6" (3.2m x 2.9m) With window to the side elevation, radiator, and fitted carpet.

BEDROOM 3

8' 10" x 7' 6" (2.7m x 2.3m) With radiator, fitted carpet, and doors opening to:

CONSERVATORY

10' 5" x 10' 2" (3.2m x 3.1m) with the lower part being brick and patio doors leading to the rear garden

BATHROOM

With window to the rear elevation, and being fully tiled with walk in shower, airing cupboard, pedestal wash hand basin, radiator, and tiled floor

WC

Separate w.c. having a low suite and tiled floor

GARAGE

Single garage with up and over door having light and power connected

GARDEN

The garden to the front of the property is low maintenance whilst the rear garden is fully enclosed and has a patio area, lawn and established borders together with a vegetable area. There is also a brick built store which is attached to the side of the bungalow



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested. The boiler was serviced in December 2024

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

ANTI MONEY LAUNDERING

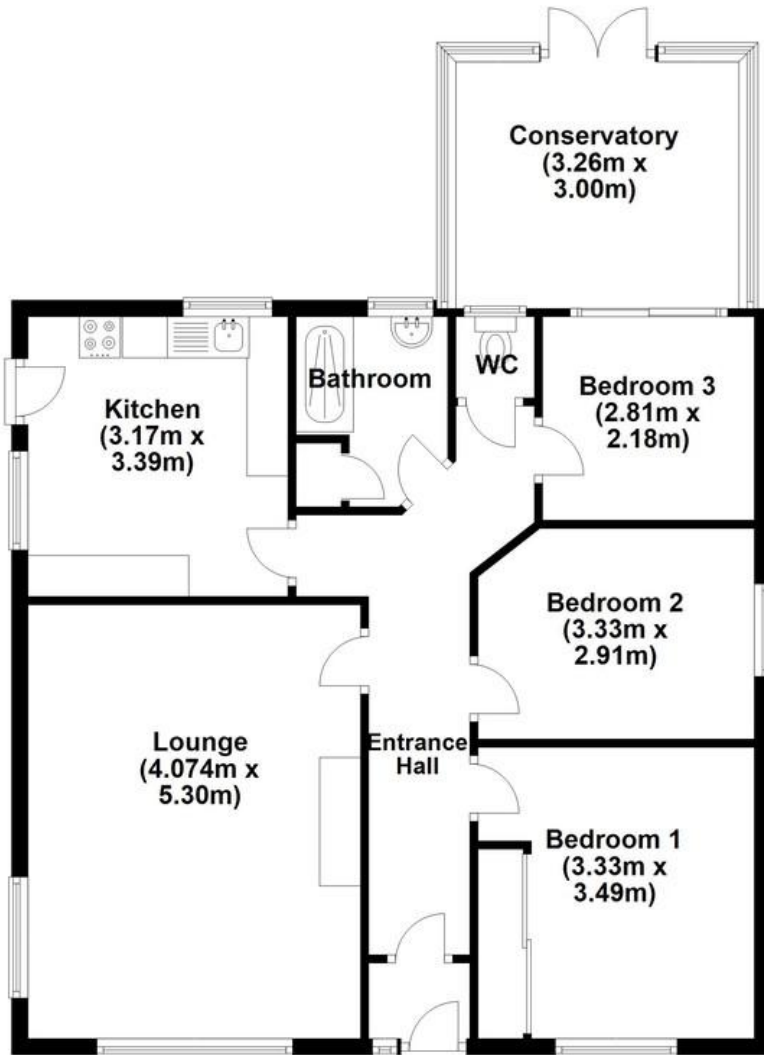
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

Ground Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

